

Officer Report

Application Number:	HGY/2026/0213
Application Type:	Householder planning permission
Address:	107 Higham Road, Tottenham, London, N17 6NU
Proposal:	Erection of single storey rear extension and associated works.
Case Officer:	Neil McClellan
Valid Date:	26/01/2026
	6
Applicant:	Richard Van Arkel
Agent:	Mr Jordan Macann

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Erection of single storey rear extension and associated works.

Site and Surroundings

The subject is a 2-storey mid terraced house. It backs on to Lordship Recreation Ground.

The building is not listed, nor is it in a conservation area. The surrounding area is residential in nature.

Planning and Enforcement History

HGY/2026/0214 – Certificate of lawfulness granted for the proposed conversion of the loft including a rear dormer extension and three front roof lights.

LOCAL REPRESENTATIONS

One objection has been received from a neighbouring occupier in response to notification and publicity of the application. Due to the sensitive nature of some of the comments raised the neighbour did not wish the full details of their objection to be made public.

In summary, the neighbour's principle concerns are as follows:

- Potential overlooking of the rear of their house from the elevated deck/patio to the rear of the proposed extension.
- The proposed extension would create a sense of enclosure particularly as the neighbour on their other side has a similarly proportion extension.
- Loss of light.
- Loss of views of Alexandra Palace.

- Concerns regarding the impact of the proposed extension on their own extension which is suffering from subsidence.
- The applicant should be aware of the communal water/sewage pipe running along the back of these houses, and over which their extension will be built

These issues are dealt with in the report below.

MATERIAL PLANNING CONSIDERATIONS

Design & Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

A single storey extension is proposed across the full width of the property, extending 3 metres beyond the rear wall of the house, it would have a dual pitched roof, sloping down a central ridge to both side boundaries where it would have an eaves height of approximately 2.8 metres above the ground level at adjacent to the rear building line of the terrace. It would have a central ridge height of approximately 3.5 metres. Wide glazed patio doors would take up most of the extension's rear elevation. The ground level slopes away from the backs of these properties, necessitating the creation of a raised patio/deck and steps down to the garden. In this case a raised patio is proposed, extending approximately 1.7 metres beyond the end of the proposed extension, with steps at then down to the garden. At the patios, furthest extent, it would be approximately 0.8 metres above the garden ground level at that point. The submitted plans show a 1.8 metre high fence above the patio's level along both of its sides. The fence extends beyond the patio to include the proposed steps and would have a maximum height above garden level of approximately 2.6 metres, before dropping down to below 2 metres.

No details of the external materials to be used are indicated, but the submitted plans state the intention to strip back the pebbledash from the existing rear elevation to reveal the original brick work. It is assumed that external walls of the extension will be treated in the same way as the property's existing rear elevation. A condition to this effect will be imposed in the event of this application being approved.

There are a number of similarly proportioned extensions on this side of Higham Road, including net door at No. 105. Raised patios with steps down to the garden are also a feature of this stretch of Higham Road.

The proposed extension, given its relatively modest scale and thoughtful, respectful design would appear appropriately subordinate in scale and suitably complimentary of the existing building's character and appearance. Given the variety in built form visible in this area, the proposal would not appear out of keeping.

The proposal is therefore to be acceptable in its design and appearance and in its impact on local visual amenity.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Given that the extension would align in depth with the existing extension at No. 105, there would be no discernible impact on the amenities of that property's occupiers from the extension.

Given its modest height and depth relative to the extended property at No 109, the proposed extension would not be considered to appear unduly overbearing or likely to restrict daylight or sunlight to an unacceptable degree. It is noted that the proposed extension easily meets the BRE's 45 degree rule of thumb test in relation to the glazed kitchen door and large patio door on No. 109's rear elevation.

Given the patio would only extend approximately 1.8 beyond the proposed extension and would be screened by a 1.8 metre high fence, it will not afford any materially harmful overlooking of either neighbouring property.

At its highest point the fence would be approximately 2.8 metres above the level of both neighbouring gardens but given that this is only for a relatively short stretch of the boundary and its relatively light weight timber construction, this is not considered likely to result in a materially unacceptable impact on neighbours in terms of appearing overbearing or causing loss of light.

Concerns have been raised by a neighbour regarding the impact of the proposal on their views of Alexander Palace. Views are not protected in planning unless it applies to significant development within one of London's Designated Strategic Views (Policy HC3 & Table 7.1 of the London Plan 2021). Instead a property's overall outlook is a consideration. It is acknowledged that views of Alexandra Palace from the patio of the neighbouring property at 105 Higham Road will be restricted to a degree by the proposed fence. However, the property's general outlook down the garden towards Lordship Recreation Ground and across the ends of neighbouring gardens will not be affected by the proposal and the outlook of both neighbouring properties would still be considered good.

The proposed development is considered acceptable in amenity terms.

Other matters

Concerns have been raised by a neighbour over the impact of the extension on their own existing extension which has subsidence issues. Such issues are civil matters falling outside normal material planning considerations. The Party Wall etc. Act 1996 in England and Wales provides a legal framework for preventing and resolving disputes regarding party walls, boundary walls, and excavations near neighbouring buildings. It authorizes specific works, such as building on the boundary line or cutting into a shared wall, provided notice is served. The Act is private law, meaning it is not enforced by local planning authorities or by local council building control.

Conclusion

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no

effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

Approved drawings:

B328219-01-1000 Rev A – Existing & Proposed Block Plan;
B328219-01-1100 Rev A – Existing Plans, Elevations & Sections; &
B328219-01-3100 Rev C – Proposed Plans, Elevations & Sections.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building, unless indicated otherwise on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 The proposed 1.8 metre high fence along both sides of the raised patio as shown on approved drawing number B328219-01-3100 Rev C shall be fully installed in accordance with the approved details prior to the first use of the patio area and the fencing shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on

a boundary or if excavations are to be carried out near a neighbouring building.